



PERMANENT HOMES
of
Economy and Beauty



STANDISH HOMES CORPORATION

FORMERLY ASSOCIATED WITH

Somerset Construction Company

(INCORPORATED)

1472 BROADWAY

AT 42nd STREET

NEW YORK

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From the collection of:

Jim Draeger

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PREFACE

STANDISH HOMES CORPORATION devotes itself exclusively to the building of houses for people who own building lots.

Concentration in this particular field has attained for us a degree of efficiency in construction, purchasing of materials, and financing. All homes are built to order, to suit individual requirements, and are not ready cut, at a price fixed in advance. The owner, thereby is relieved of all worries, and such technical details as are the usual part in every building operation.

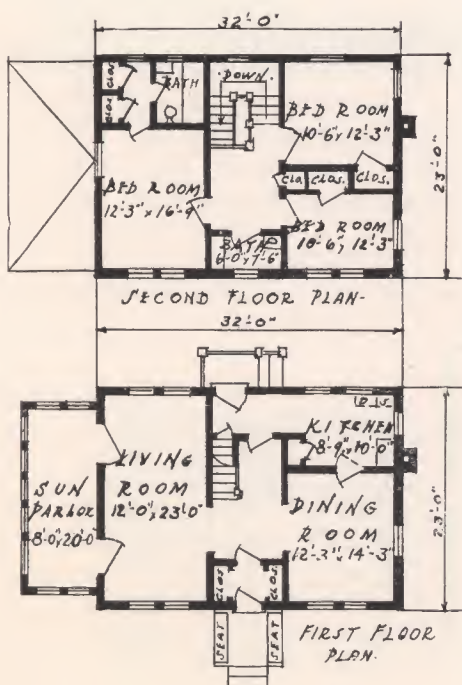
The arrangements of your home can be changed at any time to meet any demand. Interior planning has been given careful study, the place for everything has been constantly kept in mind, for every conceivable detail and labor saving device has been considered to make all homes as convenient as possible.

A satisfied customer is our greatest asset. Let us send you to inspect homes under construction. You will see only the highest grade of materials used, and where every promise made is actually performed. The illustrations herein pictured are architecturally true and correct as to the various types represented.

The Service Department relieves you of all details. Your lot is surveyed, permits are secured in accordance with local regulations, plans are filed, mortgages are arranged, if desired, and details of insurance are attended to. Special plans are furnished when desired for any type of building. Your dealings are with one organization, and you pay but one price.



THE VERNON

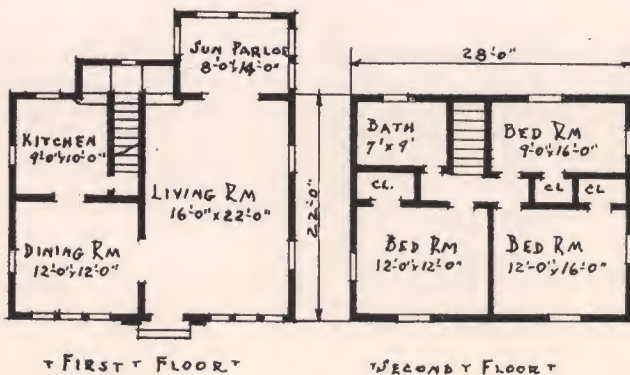


This house is the finest example there is of Colonial Architecture. Its beauty outlines our ideal. Floor plans may be changed to meet the individual's requirements. An open fireplace may be added, if desired. May be built larger, with prices accordingly.



THE BELMONT

This house meets the popular demand for architectural simplicity and good taste in a home, of substantial proportion and cost. Contains six rooms and bath. The liberal number of closets will be the delight of any housewife.



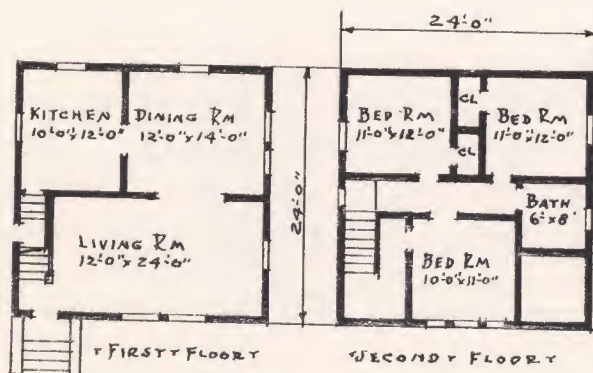
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THE CHESTERFIELD

The artistic English appearance of this beautiful home, without question is one of the most comfortable six room house ever produced at an attractively low price.

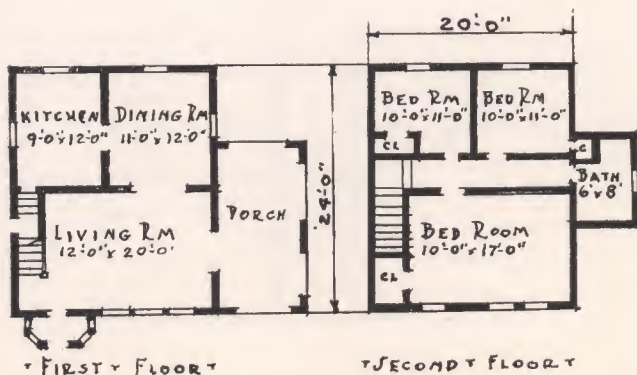
To own it is an accepted standard of good taste.



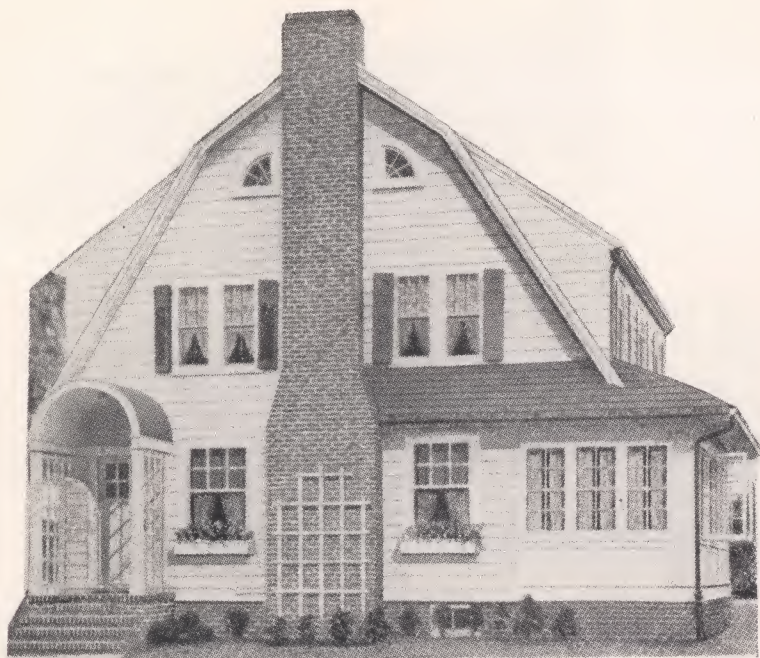


THE LARCHMONT

A beautiful home, containing six rooms, bath and open porch, full size cellar, double floors throughout, complete heating system, porcelain enameled plumbing fixtures, three coats of paint on all wood-work, and electrical fixtures to suit; all combined to make a low priced home of distinction.

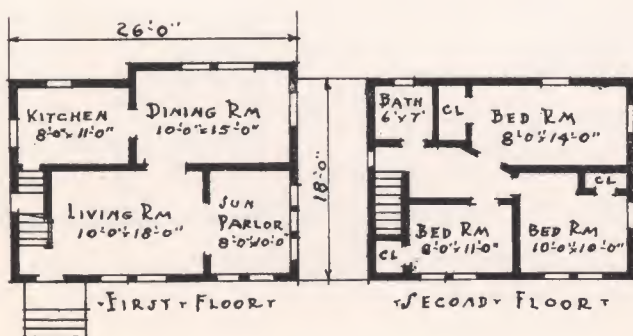


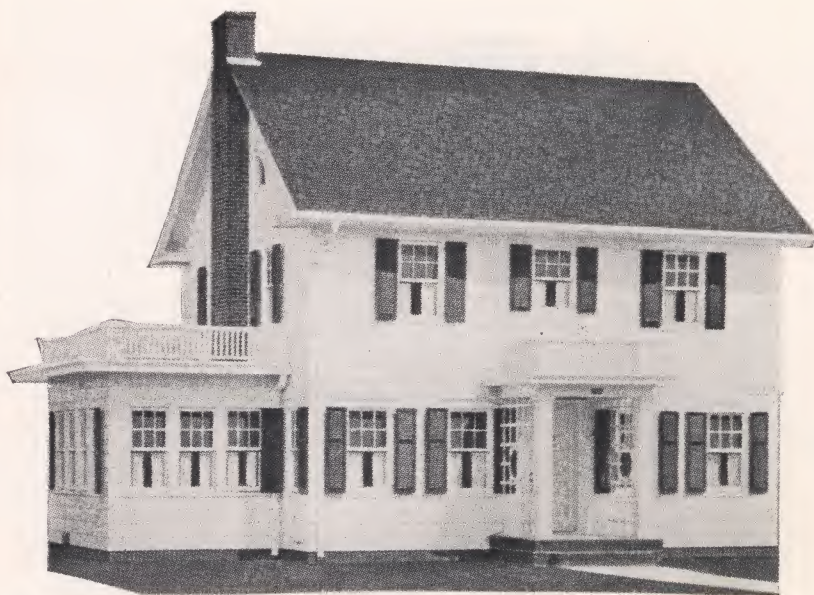
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THE GLENDALE

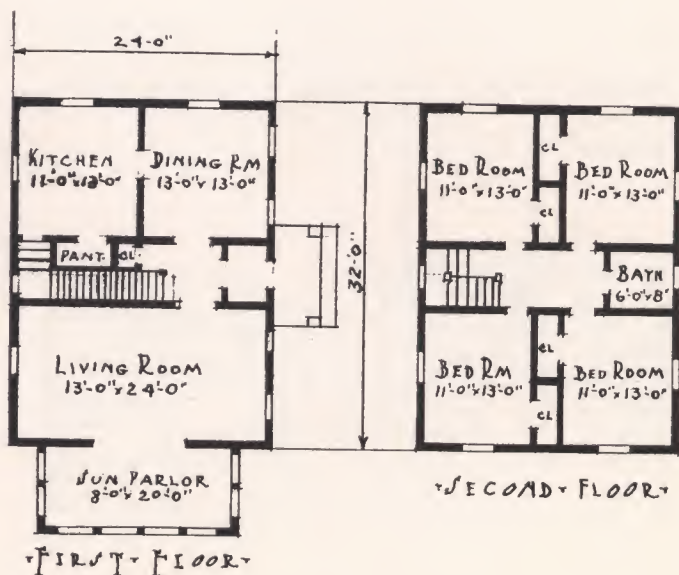
A home of refinement and simplicity, with an attractive exterior, designed for one who is desirous of owning a Colonial type home. It will be hard to plan a more comfortable layout. Contains six rooms, sun porch, and bath. Fireplace may be added if desired.



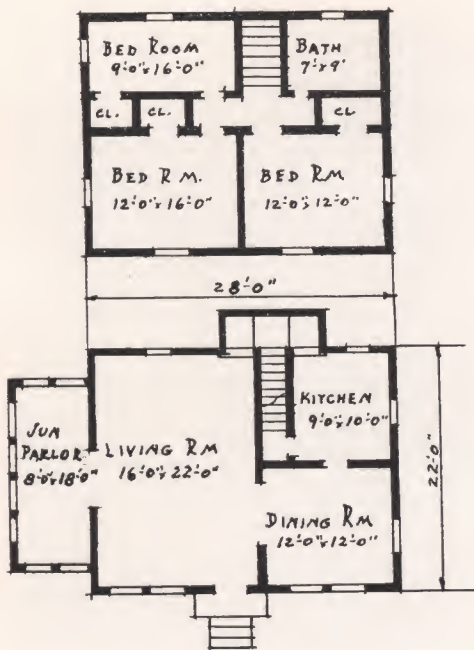


THE WINDSOR

This Colonial home is characteristic in appearance. It is especially adapted to those who desire a home with spacious rooms and liberal closet space. A house of unusual merit in every respect. An open fireplace may be added if desired.



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PLAN C

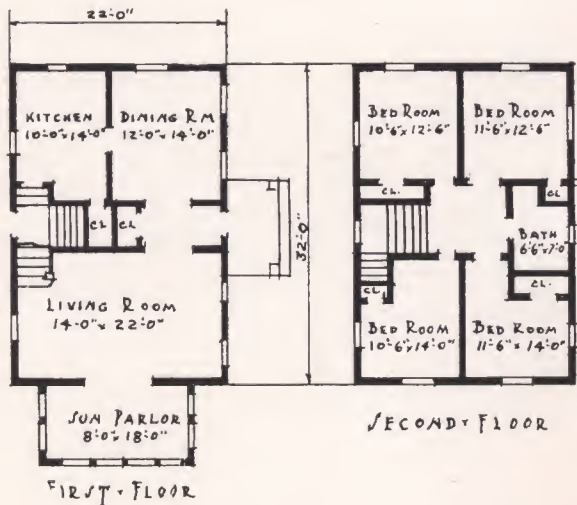
PLAN C

A roomy house of six large rooms and bath with ample closet space.

THE WINDSOR

PLAN B

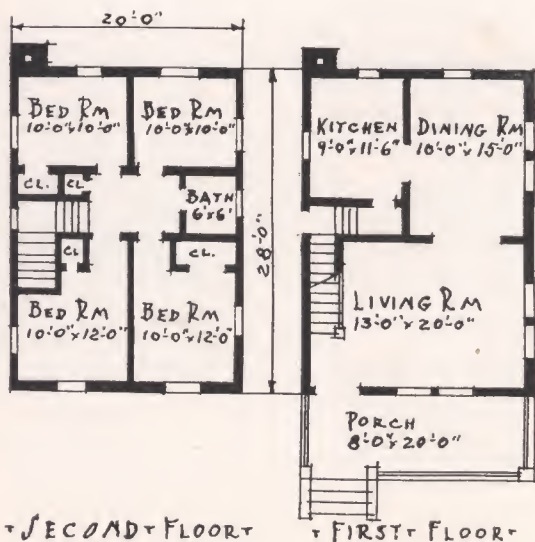
This design has been developed for a lot of limited size, contains seven rooms and bath.



PLAN B



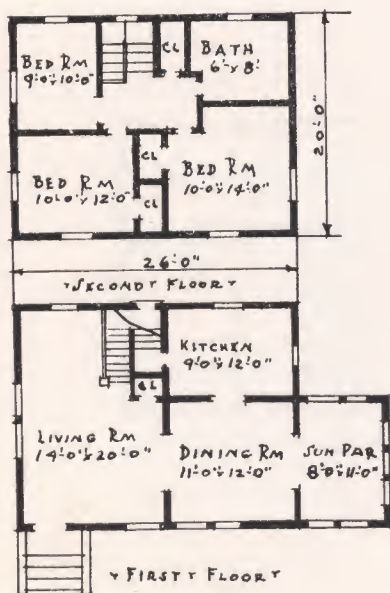
THE CARLYLE



To the home builder who desires a roomy home. Contains seven rooms, open porch, and bath. This type has become very popular, as it presents a most pleasing and hospitable appearance that will always retain popular favor.



THE FRANKLIN

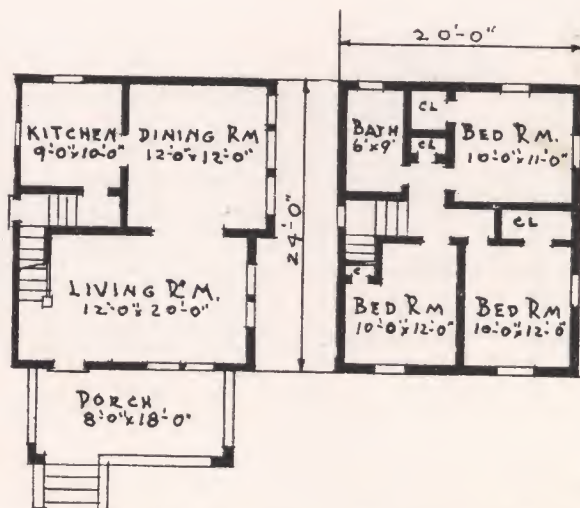


A comfortable home of refinement, especially designed for the home lover who desires a handsome home of six rooms and bath. The interior is especially well planned for convenience and other features have produced, this home at a reasonable price.



THE BEVERLY

A beautiful home of substantial appearance. It is worth the effort you must put forth to obtain it. Its lines are restful and attractive. All the rooms are well planned for comfort and contain all modern improvements. The price is within range of the home seeker with modern means.



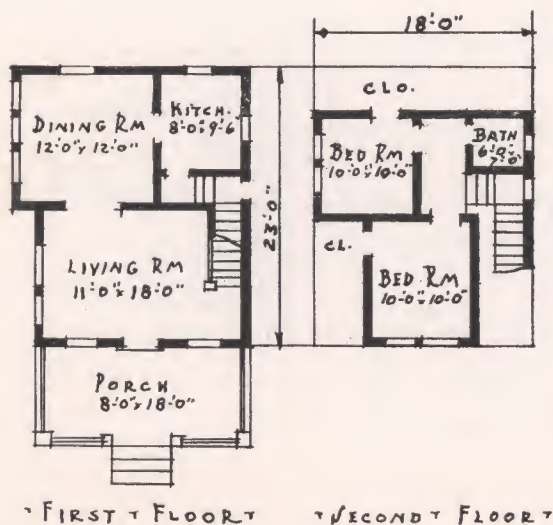
• FIRST FLOOR • • SECOND FLOOR •

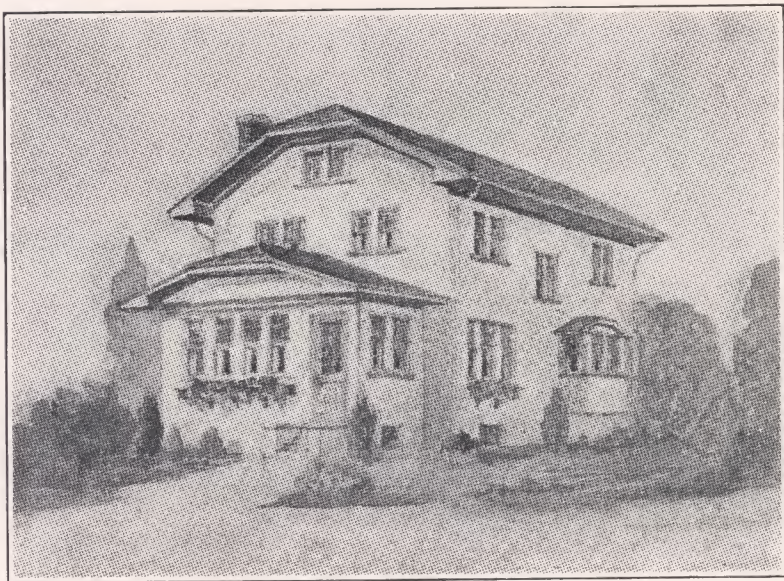
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THE CLEVELAND

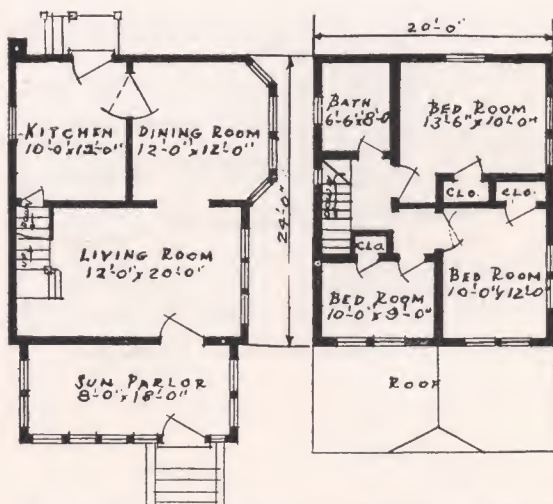
A fine example of a modern one and a half story dwelling, containing five rooms and bath, large open porch. Modern heating system, porcelain enameled fixtures, double floors on both floors, three coats of paint on all woodwork, electrical fixtures to suit. All combined in an unusually low priced home of distinction.





THE RANDOLPH

An artistic two story one family home of compact arrangement containing six rooms and bath, large sun parlor. It is a well arranged solidly constructed home and its design is suitable for a single lot, with the utmost economy in mind and includes everything desired in a home to the last detail.

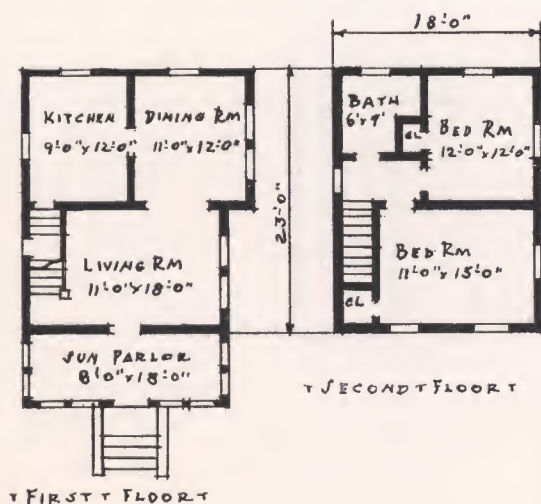


FIRST FLOOR PLAN SECOND FLOOR PLAN

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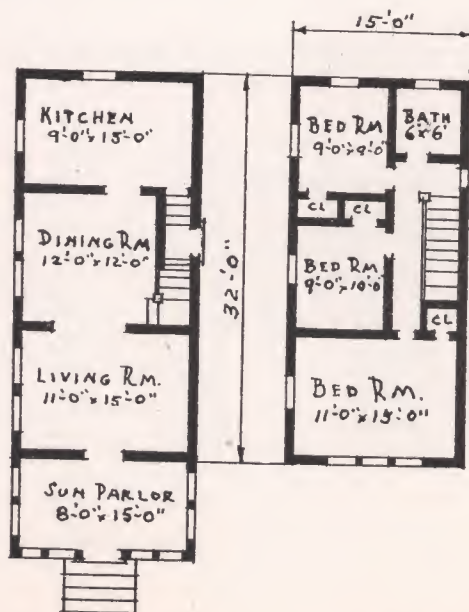
THE WASHINGTON



An attractive home of refinement, without question it is one of the most comfortable and well planned homes. Contains five rooms and bath, large sun parlor. You will be agreeably surprised to know the price with all modern improvements.



THE JEFFERSON



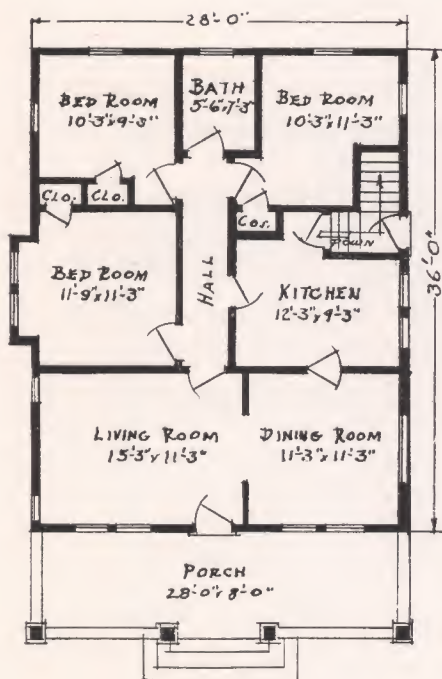
This beautiful home is sure to continue to be a favorite with the home builder. It is dignified and graceful and a home that anyone may be well proud to own. Contains six rooms and bath with large enclosed sun porch. A home of comfort with economy in view as to cost.

FIRST FLOOR SECOND FLOOR

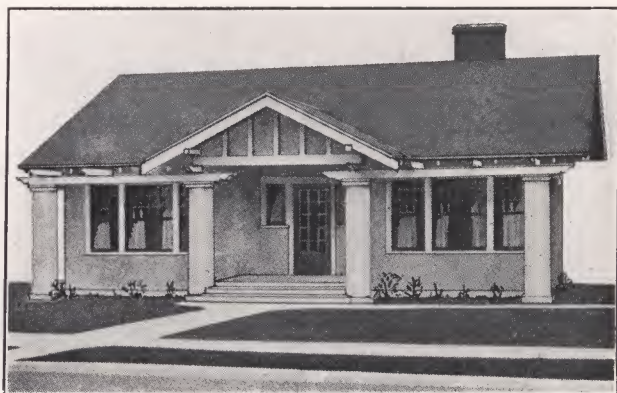
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THE SOUNDVIEW

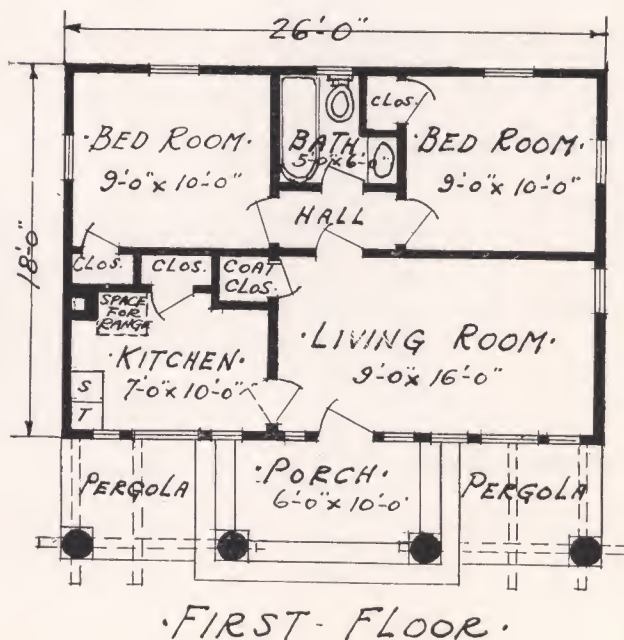


A compact practicable bungalow of hospitable appearance with economy of arrangement, containing six rooms and bath, large open porch, double floors, modern heating system, porcelain enameled bathroom, fixtures, three coats of paint on all woodwork, electrical fixtures to suit. The best in quality and in appearance.



THE PLYMOUTH

A true example of the colonial type bungalow, so often admired. Containing four rooms and bath, full cellar foundation, modern heating system, porcelain enameled bathroom fixtures, three coats of paint on all woodwork, electrical fixtures to suit. The price is within reach of the homeseeker of moderate means.

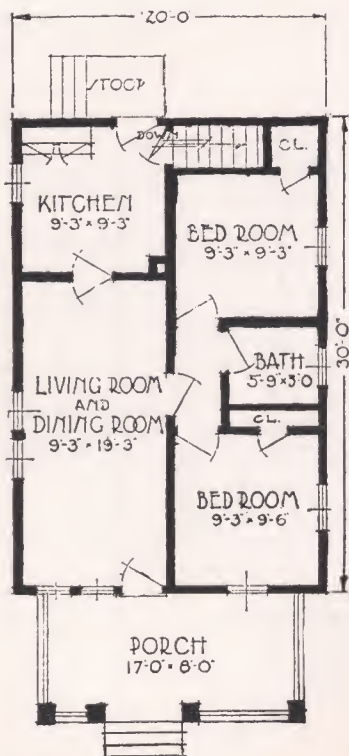


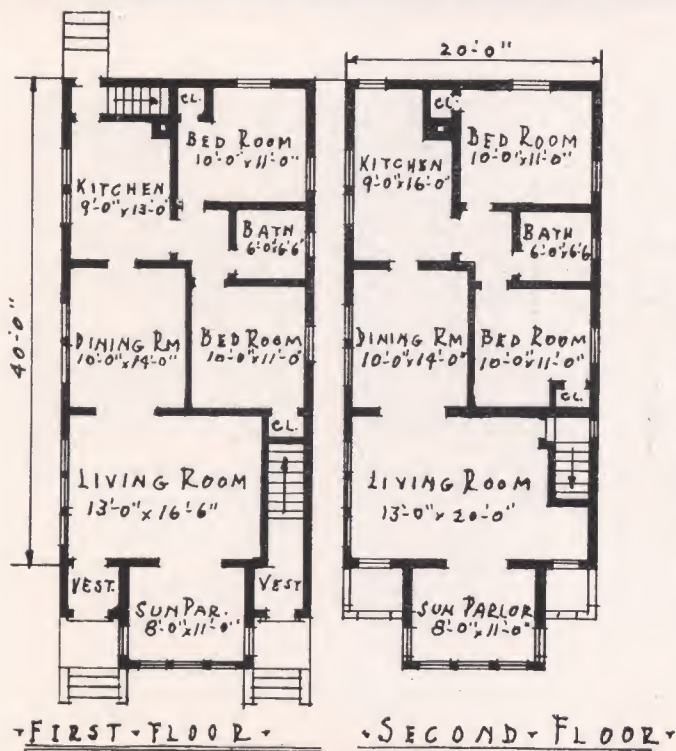
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THE SOMERSET

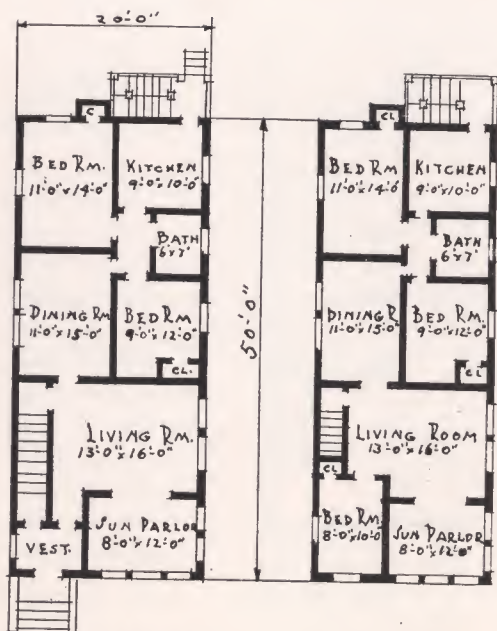
A comfortable and appealing bungalow that has won universal favor for the family desirous of having an inexpensive home. It may be built to meet any individual's requirements. Contains all modern improvements.





THE BILTWELL

A beautiful two family stucco residence with separate entrances for each family. Both apartments are laid out for convenience and each bed room is provided with a clothes closet. Contains ten rooms and two sun porches, with all modern improvements.



THE LINCOLN

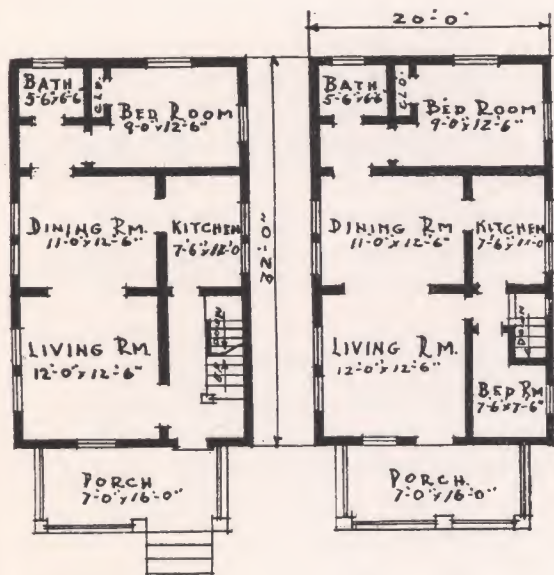
A two family brick residence attractive in appearance and will be a credit to any location. It will be hard to plan a house with more desirable features, and still keep the cost down to a minimum.

May be built larger if desired.

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THE HARRISON



An attractive two family house, containing 9 rooms 2 large open porches, full size cellar foundation, porcelain enameled bathroom fixtures with nickel plated connections, steam heating system, double floors throughout, three coats of paint on all woodwork and electrical fixtures to suit. A small investment is all that is necessary to make you the proud owner of this beautiful two family house.

GENERAL SPECIFICATIONS

NOTE: Every home built is provided with specifications made up according to the ideas of the owner to meet his particular contract. The following specification is only general and will be varied to suit your requirements.

MASON WORK

EXCAVATION: Excavate for the cellar footing, walls, piers, etc., and do all the excavation required and as shown on the drawings.

FOUNDATION WALLS: Shall be built of concrete, stone, concrete blocks, or brick of width and thickness as indicated on plans.

MORTAR: All masonry shall be laid up in Portland Cement Mortar composed of 1 part of Portland Cement, 3 parts of clean sharp sand, lime putty to cut shortness.

SAND: Sand shall be of good quality, and free from loam or dirt.

CONCRETE: All concrete work shall be composed of 1 part Portland Cement, 2 parts good sharp sand, 5 parts of clean gravel or broken stone well mixed.

CHIMNEY: Shall be built of good hard burnt brick.

CELLAR FLOOR: Cement floor on concrete base shall be provided and finished smooth.

PLASTERING: All inside partitions, walls, and ceilings are to be lathed with spruce lath, and 3 coats of plaster applied, and trowelled down to a smooth polished surface.

CARPENTER WORK

All headers and trimmers, and joists carrying partitions are to be doubled, set 2" apart and trussed with 2" x 4". There is to be one row of bridging to every 8 feet, and is to be well fitted, and put in as soon as joist are levelled, and spiked with two ten-penny nails at each end.

All woodwork must be free of splits or cracks caused by nails. All corners of woodwork must fit closely and evenly.

LUMBER: All framing lumber shall be sound North Carolina Pine or Spruce of the following sizes:

Floor Joists 2" x 8"—16" on centers
Rafters 2" x 6"—20" on centers
Studs 2" x 4"—16" on centers
Girders 6" x 8"
Bridging 2" x 2"
Corner Posts 4" x 6" with 2 x 4 spiked on
Girder Posts Iron Lally Columns
Sills 4" x 6"
Siding 1/2" x 6" bevelled

EXTERIOR WALLS: All exterior walls shall be sheathed with 7/8" x 8" pine, shiplap.

ROUGH FLOORS: Rough flooring to be 7/8" x 8" pine shiplap and to be laid on first and second floors.

BUILDING PAPER: Building paper to be applied between sheathing and siding, and between rough and finished floors.

MILLWORK

INTERIOR TRIM: All interior trim to be white pine, cypress, or fir, free from knots, well seasoned, and sanded smooth for painting.

FINISHED FLOORS: Shall be layed in all rooms, halls, and closets, as selected.

DOORS: Front door shall be 1 3/4" thick of style and design as indicated on plans. Inside doors to be 1 1/2" thick.

SASH AND GLASS: All glass to be doubled thick American sheet glass, clear, straight, and free from blisters and imperfections, the contractor is to replace all broken and defective glass. All sash shall be of white pine, 1 3/8" thick, double hung with sash cord, and proper sized iron weights.

STAIRS: The main stairs to conform to standard design for interior stairway, with newels, and moulded hand railing, made with 7/8" risers, 1 1/8" treads. Cellar stairs

shall be built where shown on plans with treads, open risers, and hand rail.

HARDWARE: All rough hardware necessary to complete the work shall be furnished. All doors shall have mortised locks complete with knobs. All hardware is of the modern brass finish. Butts $3\frac{1}{2}" \times 3\frac{1}{2}"$.

PLUMBING

This work includes the furnishing of all labor and materials required necessary for putting up and completing the plumbing work in a good and workmanlike manner, in accordance with the rules and regulations of town affecting same. After erection, a thorough test and certificates of approval shall be furnished. All pipes and fittings shall be sound, cylindrical, smooth, free from cracks and holes, and other defects, and of uniform thickness.

DRAINAGE SYSTEM: Drainage system is to meet requirements of the fixtures used. Joints in cast iron pipes, and fittings shall be made of picked oakum and pure molten lead, run in one pour, and made perfectly, gas tight. All water supply piping throughout the house shall be standard weight, galvanized wrought iron with screws, joints and malleable iron fittings. Branches shall be $\frac{3}{4}"$ and $\frac{1}{2}"$. All fixtures except toilet to be piped for hot and cold water.

PLUMBING FIXTURES: One 5' porcelain enameled bathtub with nickel plated faucets.

One porcelain enameled lavatory with solid back and nickel plated faucets.

One white porcelain enameled kitchen sink, one porcelain enameled toilet set with low down porcelain tank.

One double compartment laundry tub.

SHEET METAL

FLASHING: Flash all valleys and chimneys well locked and carefully laid. Flashing to be of copper.

LEADERS AND GUTTERS: Furnish and erect leaders and gutters as indicated on plans.

HEATING: As desired by the owner.

ELECTRICAL WORK

All labor and materials shall conform to the requirements of the National Board of Fire Underwriters, and to be subject to the approval of any local departments having jurisdiction.

CONDUIT: All conduit to be B. X. Cable.

OUTLET BOXES: All outlet boxes to be black pressed steel.
Furnish outlets in all rooms.

FIXTURES: Electric fixtures to be furnished and installed.

PAINTING

INTERIOR AND EXTERIOR: All interior trim is to be thoroughly cleansed of all varnish stains, finger marks, etc., before finishing. All nails, holes, joints, etc., shall be puttied up, and 2 coats of lead and oil, and 1 finish coat of enamel; color to be selected.

All exterior woodwork shall receive three coats of lead and oil.

All doors to receive 1 coat of stain, 1 coat of shellac, and 1 coat of high gloss finish.



